



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: March 25, 2008

Department: Zoning, Building, Planning **Staff Contact:** Adella Gallegos, Assoc. Program Planner

TITLE: CONSENT: Special Use Permit for a Public Utility (CSU-80007)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Summary:

At the February 6, 2008 public hearing, the County Planning Commission voted 6-0 (Holcomb excused) to recommend approval of a request for a Special Use Permit for a Public Utility Facility on Tract D, Westside Satellite Center, located at 11414 Central Avenue SW, zoned A-1 with a Special Use Permit for a Satellite Public Facility Center, and containing approximately 6.28 acres. The decision was based on the following eight (8) Findings and subject to the following twelve (12) Conditions.

Findings:

1. This is a request of a Special Use Permit for a Public Utility Facility on Tract D, Westside Satellite Center, located at 11414 Central Avenue SW, zoned A-1 with a Special Use Permit for a Satellite Public Facility Center, and containing approximately 6.28 acres.
2. The property is located in the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and Residential Area Five (5) of the Southwest Area Plan.
3. This request is consistent with the elements of the Albuquerque/Bernalillo County Comprehensive Plan, as articulated in the Water Quality and Human Services Goals, and the Southwest Area Plan, as articulated in Policy 46, in that the proposed facility would provide a service that would be advantageous to the overall quality of life of the community.
4. This request is consistent with Resolution 116-86, in that the Albuquerque/Bernalillo County Comprehensive Plan Policy b recommends that water and sewer systems to outlying areas to minimize potential adverse effect upon the shallow groundwater.
5. This request is consistent with Resolution 116-86, in that adopted plans recommend and support the placement of public utility facilities within the outlined areas of the plans.
6. This request is consistent with the health, safety and general welfare of the residents of the County.

7. The Special Use Permit for Satellite Facility Center covers Tract C and D (CSU-90-13); however this request for Special Use Permit for a Public Utility Facility (CSU-80007) specifically Tract D, will no longer be covered by the Special Use Permit (CSU-90-13), only Tract C will be affected.
8. The Special Use Permit for a Satellite Public Facility Center (CSU-90-13), specifically Tract D, is superseded by the amended Special Use Permit for a Public Utility Facility (CSU-80007).

Conditions:

1. The applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of $\frac{3}{4}$ of an acre or more. The applicant shall submit a copy of the permit to the Zoning Administrator for inclusion with the corresponding file.
2. The applicant shall meet the requirements of the Bernalillo County Fire Department, including proper provisions for the access of fire-fighting apparatus, hazardous material handling and storage, and sufficient availability of water supply for fire protection.
3. The applicant shall submit a grading and drainage plan to the Public Works Division for review and approval.
4. The applicant shall dedicate an additional four (4) feet of right-of-way for 114th Street and note on site plan as required by the Public Works Division.
5. A landscaping plan shall be submitted and shall meet these standards. Landscaping and buffering shall be provided when residential development is abutting this site.
 - a. There shall be a landscaped buffer along Central Avenue and 114th Street of no less than 20 feet.
 - b. There shall be a landscaped buffer of no less than six (6) feet along the portions of the property adjacent to residentially zoned property.
 - c. A wrought iron fence at least eight (8) feet high shall be erected along the portions of the property adjacent to residentially zoned property.
 - d. All landscaped buffers shall incorporate shrubs and vegetation to achieve a minimum of 75 percent coverage within two years of initial planting.
 - e. The landscaped buffers shall also provide gravel coverage at a minimum depth of two inches, and shall be watered by a designated irrigation system.
 - f. Incorporate rain water harvesting and/or a cistern to provide for landscape irrigation. Such plans shall meet the standards outlined in the Bernalillo County Water Conservation Ordinance for new residential development.
6. The required number of off-street parking spaces shall be provided and noted on the site plan, including the required number of parking spaces for disabled individuals as outlined within the Zoning Ordinance. All spaces shall meet the applicable size, designation, and accessibility requirements.
7. All off-street parking areas on the property shall be surfaced with a durable material consisting of concrete or bituminous surface and shall be appropriately marked to indicate the location of the space.

8. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided to prevent fugitive light from crossing onto adjacent lots or public rights-of-way.
9. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
10. This Special Use Permit shall be issued for the life of the use.
11. A revised site development plan consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months of the final Board of County Commission approval. The revised plan shall include a landscaping plan proposed for the site.
12. The foregoing Conditions of Approval shall become effective immediately upon execution or utilization of any portion of the rights or privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (February 14, 2008)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only)

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING:

Staff Recommends Approval

VERSION 5.0